

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
January 18, 2022
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held January 18, 2022 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor Randall Walker; Mayor Pro Tempore Willie King, and Council Members Phyllis Bynum-Grace, Joy Peterson, Robert Jones, Darryl Albritton, and Riley Hunt.

Elected Official Absent: none

City Staff: City Manager Lee Gilmour, City Attorney Brooke Newby, Assistant City Manager Robert Smith, and Recording Clerk Annie Warren.

Departmental Staffing: Bryan Wood – Director of Community Development, Chief Lee Parker - Fire and Emergency Services Department, Chief Steve Lynn- Perry Police Department, Ansley Fitzner – Public Works Superintendent, Sedrick Swan – Director of Leisure Services, Ashley Harden – Economic Development Administrator, Chad McMurrian – Engineering Services Manager, Holly Wharton – Community Planner, Cody Gunn – Chief Building Official, Anya Turpin – Special Events Manager, and Tabitha Clark – Communications Administrator.

Media: William Oliver – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of January 18, 2022 council meeting agenda.

4a. Introduction of new hire, Officer Aram Brown. Chief Lynn will introduce Officer Aram Brown to Mayor and Council.

5a. Mayor/Council Joint Appointments. Mayor Walker reviewed the slate of appointments and reappointments for the Downtown Development Authority of the City of Perry and the Main Street Advisory Board.

9a. Wastewater Facility IGA. Ms. Newby stated this is a revision to the Wastewater IGA with Houston County. The Houston County Board of Commissioners requested a revision to paragraph 2 to add a clarifying clause to read, “Capacity shall be determined as Perry’s sole discretion, as per Paragraph Number 5 of this Agreement.”

9b (1). **Second Reading** of an ordinance to de-annex property from the City of Perry. The property is located at 308 Woodlands Boulevard; Tax Map No. 0P64Ao 223000. Mr. Wood stated this is a 47-foot-wide remnant lot that the applicant intends to combine with a parcel in the City of Warner Robins. The Planning Commission did not have a recommendation for or against; Administration did recommend approval.

9b (2). **Second Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at North Highway 341 and Perry Parkway; Tax Map No. 000160 025000. Mr. Wood stated this is a 572.6-acre parcel owned by the Houston County Development Authority. The Planning Commission recommends approval of the annexation.

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9b (3). **Second Reading** of an ordinance for the rezoning of property from M-(County) to M-2 (City). The property is located at North Highway 341 and Perry Parkway; Tax Map No. 000160 025000. Mr. Wood stated this is the 572.6-acres parcel. The zoning classification of M-2 Industrial is similar to the zoning in the County. The County and the Planning Commission recommends approval of the rezoning.

9b (4). **Second Reading** of an ordinance to amend Section 5-1.2 of the Land Management Ordinance relative to increasing maximum density for adaptive reuse of existing buildings. Mr. Wood stated this text amendment gives specific authority to City Council to allow increase over the maximum allowed density when an existing building is being readapted to residential use.

11b (1). **First Reading** of an ordinance to amend Code Section 15-126 revising the definition of Transient Merchant. Ms. Newby stated this is an amendment to include for the purpose of securing orders for gratis or for retail sale to be included in the definition of Transient Merchants to close the loophole to allow people to put up shop temporary to acquire orders for free products to be given later.

11b (2). **First Reading** of an ordinance to amend Code Section 22-24 (1)(a) relative to investigating curbside toter complaints. Ms. Newby stated this is a clarification point – the department of public works receives the complaint for someone who fails to pick up their toter from curbside, but public works work with code enforcement. Code enforcement actually goes out and investigates the complaint prior to any citation or notice goes out.

11c (1). Resolution amending the City of Perry Fee Schedule. Mr. Gilmour stated the purpose of this amendment is to adjust the base charge fee for water customers, gas customers, and adjust for gas customers city distribution charge.

11d. Approval of LMIG Memorandum of Agreement. Ms. Newby stated this is the standard MOA, each year the city together with Houston County, Warner Robins, Centerville, and Byron allows Houston County to bid out all LMIG projects to get the best rate.

11e. Approve compensation or additional duties. Mr. Gilmour recommends Council approve compensation for the Chief Judge and Associate Judge of the Perry Municipal Court because the judges will be shifting over to a rotation to be available for issuing various warrants, specifically DUI warrants.

- 3b. Connectivity Plan presentation. Ms. Wharton presented the Connective Plan to Mayor and Council. Council had several questions which Ms. Wharton answered. Council thanked Ms. Wharton for her presentation.
- 3c. Survey results relative to traffic control. Mr. Wood reviewed the traffic control survey results. The overwhelming responses from those who responded was to leave the intersection as is. Mayor Walker asked for Council's recommendations relative to golf carts and ATVs. Mayor Pro Tempore Jones asked Chief Lynn for his input. Chief Lynn stated he asked patrol to continue its enforcement efforts in that area and give extra attention to underage drivers on those vehicles.
- 3d. Consideration of Phase 3 Heritage Oaks Park Improvements. Mr. Gilmour recommended Council authorize phase 3 of the Heritage Oaks Park Improvements. Council concurred to move forward with Administration's recommendation.

4. Council Member Items:

Council had no reports.

Mr. Gilmour reported his office was approached by the HALO Group requesting a variance from Council's policy which requires individual water meters for apartments. Mr. Gilmour recommended Council not provide a variance for this request. Council concurred with Mr. Gilmour's recommendation; Council Member Peterson stated she could not give her consent and abstained.

Mr. Smith and Ms. Newby had no reports.

5. Adjourn: There being no further business to come before Council in the pre council meeting held January 18, 2022, Council Member Peterson motioned to adjourn the meeting at 5:55 p.m. Council Member Jones seconded the motion and it carried unanimously.